



ShelleyLake

**Shelley Lake Estates Homeowners' Association**

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**PROCEDURE 6-1**

## **CERTAIN LAKESIDE COMMONS LANDSCAPING POLICY**

**Purpose:** To adopt and formalize a policy for allowing homeowner landscaping on small, adjacent common areas between lakeside lot lines and the health trail, which do not readily lend themselves to landscaping, maintenance, and use as common areas due to their small size, isolated locations, and terrain.

**Procedures:**

1. Some homeowners and/or builders installed landscaping, including hardscape (retaining walls, pavers, etc) in common areas between individual lakeside lots and the health trail. In all or most cases, such landscaping was done without the homeowner being aware that they were encroaching on common area property and involved minor, otherwise unusable common ground.
2. Landscaping done previously as outlined in paragraph 1 above is hereby "grandfathered" and granted authorization to encroach on common areas between lakeside lots and the health trail, subject to any restrictions or caveats below.
3. Homeowners who have unlandscaped common ground between their lots and the health trail, may submit a landscaping plan, including hardscape, for such an area to the Architectural Control Committee (ACC) for approval. Prior to granting such approval, the ACC shall obtain concurrence from the Maintenance Committee, which retains primary control of all common areas.
4. Restrictions:
  - a. Hardscape may be placed no closer than 12" from the health trail.
  - b. Any damage to the health trail caused by hardscape or other homeowner landscaping, shall be the financial responsibility of the homeowner, per Article 6 of the CC&R's.

**Reference:** Board of Directors' Meeting Minutes of 3-10-2011  
CC&Rs Article 6